133.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	836,500 / 836,500
					USE VALUE:	836,500 / 836,500
					ASSESSED:	836,500 / 836,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		BAILEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MENKIS LINDA
Owner 2:	
Owner 3:	
Street 1:	47 BAILEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PLATKO JANE/ ESTATE -
Owner 2:	-
Street 1:	47 BAILEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,416 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Clapboard Exterior and 1332 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7416.000	258,300		578,200	836,500
Total Card	0.170	258,300		578,200	836,500
Total Parcel	0.170	258,300		578,200	836,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 628.24 | /Parcel: 628.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 85400

GIS Ref

GIS Ref

Insp Date 02/14/19

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 133.0-0003-0002.0

!10359!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	258,300	0	7,416.	578,200	836,500	836,500	Year End Roll	12/18/2019
2019	101	FV	232,300	0	7,416.	610,400	842,700	842,700	Year End Roll	1/3/2019
2018	101	FV	232,000	0	7,416.	449,700	681,700	681,700	Year End Roll	12/20/2017
2017	101	FV	232,000	0	7,416.	430,500	662,500	662,500	Year End Roll	1/3/2017
2016	101	FV	232,000	0	7,416.	398,300	630,300	630,300	Year End	1/4/2016
2015	101	FV	219,500	0	7,416.	334,100	553,600	553,600	Year End Roll	12/11/2014
2014	101	FV	219,500	0	7,416.	326,400	545,900	545,900	Year End Roll	12/16/2013
2013	101	FV	219,500	0	7,416.	311,000	530,500	530,500		12/13/2012

PRINT

Date	Time
12/11/20	00:40:20

LAST REV

Date	Time
06/06/19	10:08:22
jorourke	

PAT ACCT. 10359

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PLATKO JANE/ ES	72141-161		1/18/2019	Estate/Div	742,000	No	No		
	12862-186		9/16/1975		51,500	No	No		N

USER DEFINED

Prior Id # 1:	85400
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/30/2004	596	Redo Kit	18,767					
8/31/2001	630	Re-Roof	3,600	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/6/2019	SQ Returned	JO	Jenny O
2/14/2019	Meas/Inspect	DGM	D Mann
4/25/2018	TTL REFUSAL	BS	Barbara S
4/13/2018	MEAS&NOTICE	CC	Chris C
11/26/2008	Meas/Inspect	163	PATRIOT
3/30/2005	Permit Visit	BR	B Rossignol
10/24/2000	Hearing Chag	163	PATRIOT
11/8/1999	Meas/Inspect	264	PATRIOT
8/4/1992		TK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7416		Sq. Ft.	Site		0	90.	0.87	10									578,230						578,200	

Total AC/HA: 0.17025 | Total SF/SM: 7416 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 578,230 | Spl Credit | Total: 578,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		35.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99138588
Adj $ / SQ:	173.988
Other Features:	86000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	401025
Depreciation:	142765
Depreciated Total:	258260

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 2				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

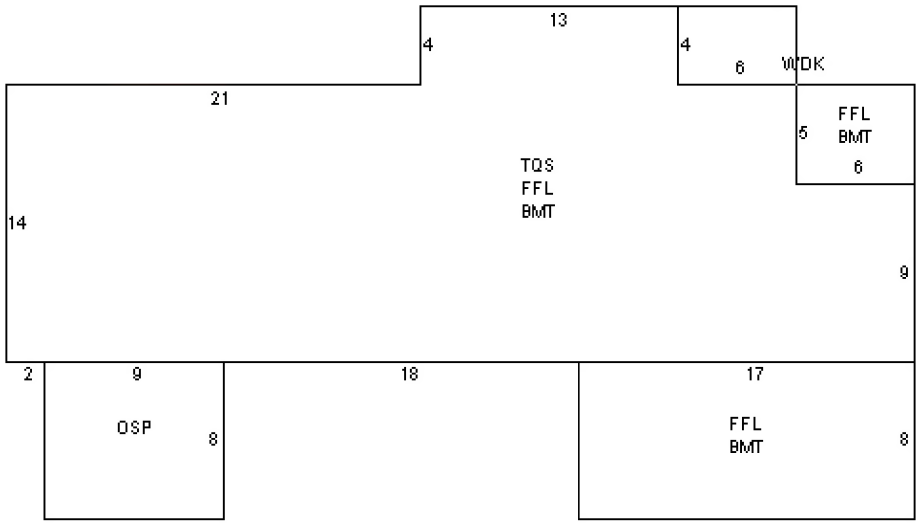
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	191.39
Special Features:	0	Val/Su Net:	114.29
Final Total:	258300	Val/Su SzAd	193.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	832	52.200	43,427
FFL	First Floor	832	173.990	144,758
TQS	3/4 Story	500	173.990	86,907
OSP	Screen Porch	72	42.980	3,095
WDK	Deck	24	15.860	381
Net Sketched Area:		2,260	Total:	278,568
Size Ad	1331.5	Gross Are	2426	FinArea 1332

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

133.0-0003-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	